



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Doug Sutherland - Commissioner of Public Lands

**GENERAL BIDDING PROCEDURES: PUBLIC AUCTION OF STATE LAND**

- \* Each person wishing to bid must deposit with the auctioneer, prior to the time set for the auction, a bid deposit in the amount specified in the Real Property Sale Notice. Bidders wishing to submit bids as agents for purchasers must also furnish, at this time, a power of attorney or other appropriate proof of authority to act on behalf of the purchaser.
- \* The bid deposit must be in the form of cash or certified check, cashier's check, U.S. postal money order or bid bond guarantee acceptable and payable to the Department of Natural Resources.
- \* The bid deposit constitutes an opening bid at the appraised value, which is the minimum acceptable bid. No state-owned real property can be sold for less than its appraised value.
- \* The Washington State Department of Natural Resources ("State") does not engage real estate agents in connection with public auction sales.
- \* Bidding is limited to those who have made the required bid deposit, and for those acting as agents, who have also submitted appropriate proof of authority to so act.
- \* All bidding shall be done orally.
- \* The successful bidder's deposit will be retained on the day of the auction and will be applied to the purchase price upon sale confirmation.
- \* If the volume of sales prevents a sale from being offered on the advertised date, the sale shall continue on the next following business day, between the hours of 10:00 a.m. and 4:00 p.m.
- \* Property is not sold "subject to purchaser obtaining financing." Purchasers must obtain their own financing.
- \* Sale will be awarded to the highest bidder, subject to confirmation by the State under RCW 79.11.175.
- \* Unsuccessful bidders will have their bid deposits returned at the conclusion of the auction sale.
- \* The successful bidder will be required to execute a Memorandum of Auction of Real Estate at the time of award of the sale. This document constitutes a memorandum of sale.

- \* The State reserves the right to cancel the proposed public auction of any parcel of State-owned property at any time prior to the commencement of the auction.
- \* All sales are governed by the terms and conditions contained in this Real Property Sale Pamphlet and the Memorandum of Auction of Real Estate. Purchasers become legally obligated to complete their purchases in accordance with these terms upon being awarded the sale by the auctioneer, subject only to confirmation pursuant to RCW 79.11.175.